

**CBRE**

WAREHOUSE / FLEX - TECH BUILDINGS FOR **SALE OR LEASE**



# THE CAPITAL TECH & LOGISTICS CAMPUS

1500 PARKWAY AVENUE, EWING NJ



**285,152 SF**

**BUILDING D: WAREHOUSE**

**20,000 SF EA.**

**BUILDING A, B & C: FLEX**

*FLEX BUILDINGS RENDERING*



# The Campus

The campus is a **new state-of-the-art four-building development** that totals 345,152 Sq. Ft. The campus will consist of three 20,000 sq. ft. flex | tech buildings and a 285,152 sq. ft. warehouse building that will be built on spec.

This property has a **PILOT (payment in lieu of tax program) in place** which significantly reduces the taxes and controls reassessment costs on tenant improvement.

The numerous access points, state-of-the-art design, and building specifications provide a **Premier Business Campus servicing the New York Tri-State & Philadelphia Region**

## Premier Connectivity

The campus is **immediately adjacent to the Trenton-Mercer Airport** and there is potential for a direct connection to the airport. With respect location and access to mass transportation; there will be a bus stop in front of the campus, the Ewing Train Station is a 2-minute car ride, the airport passenger terminal is 3 minutes away, and Interstate 295 is 5 minutes away. The New Jersey State House is 10 minutes away, and it's 20 minutes to Exit 7A of the NJ Turnpike, 30 minutes from Philadelphia, 70 minutes to the ports of NJ and Newark Airport, and an hour and 20 minutes to the Lincoln Tunnel.





# THE CAPITAL TECH & LOGISTICS CAMPUS

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## Building D | Warehouse

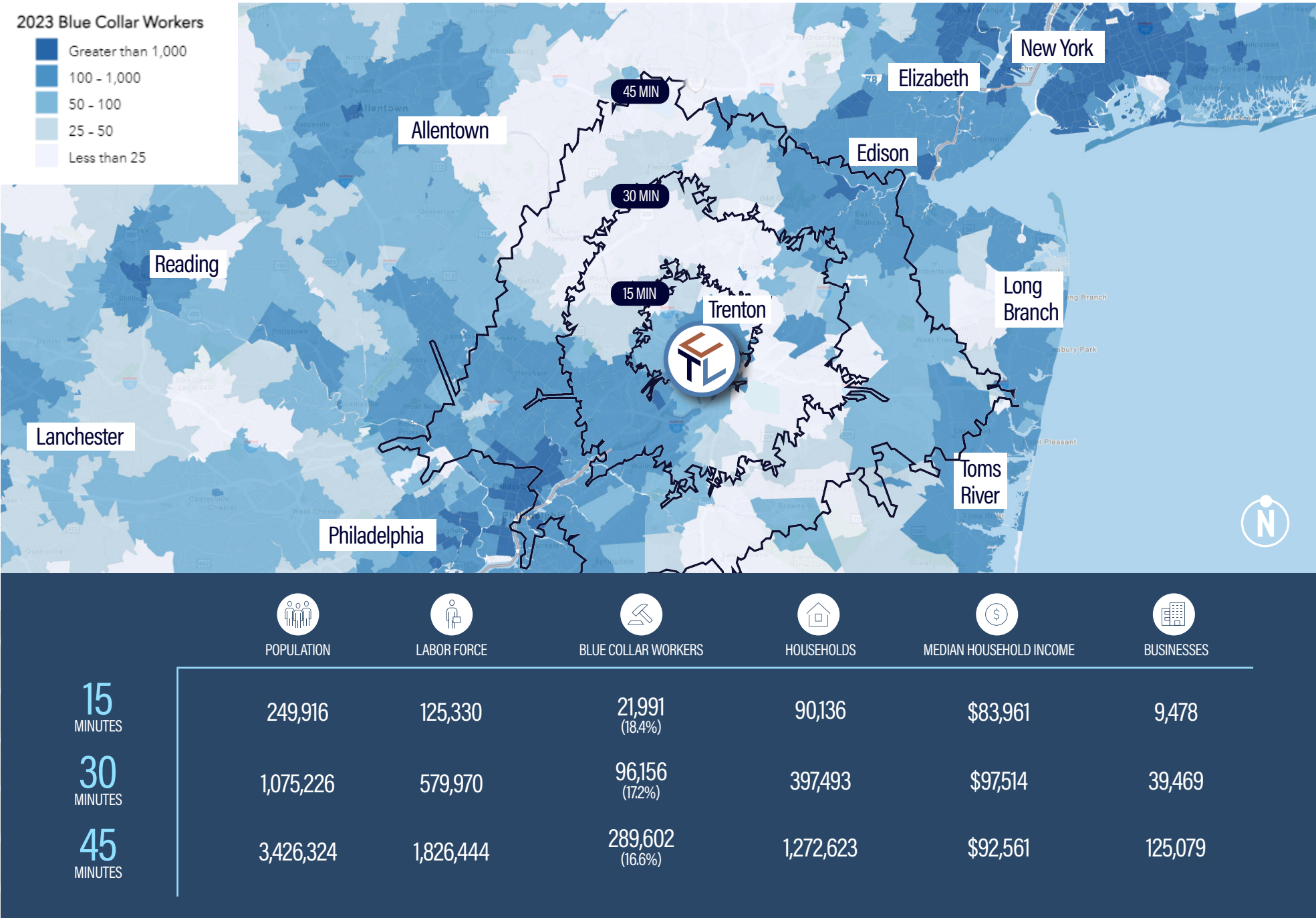
Building Area	285,152 SF
Dimensions	892' x 320'
Clear Height	40'
Column Spacing	54' x 50'
Speed Bay	60'
Sprinkler	ESFR
Car Parking	170 spaces
Trailer Parking	46 spaces
Loading Docks	54 docks
Drive-in Doors	2
Truck Court	135'
Power	3,000 Amps

## Buildings A, B & C | Flex - Tech

Building Area	20,000 SF Each Building
Dimensions	200' x 100'
Clear Height	24'
Column Spacing	TBD
Sprinkler	ESFR
Car Parking	173 Total
Drive-in Doors	4 Doors in Each Building
Power	To Suit



# Labor Overview



# Location Overview

The campus strategic location is in close proximity to major highways, and less than a mile from Trenton-Mercer airport, providing a distinct competitive advantage. This highly efficient distribution center offers easy access not only to New York and New Jersey, but also to Pennsylvania.



## Key Locations



**TRENTON-MERCER AIRPORT**  
0.8 miles, 3 min



**INTERSTATE 295**  
1.3 miles, 5 min



NJ STATE CAPITAL BUILDINGS  
5 miles, 10 min



PHILADELPHIA  
32 miles, 30 min



**NEWARK AIRPORT / JERSEY PORTS**  
52 miles, 65 min



MANHATTAN  
65 miles, 80 min

\*Approximate miles / drive times



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